



sparkes ellison

43 Granada House, Southampton, SO14 0FT

£1,800 Per Calendar Month

A modern purpose built 4th floor apartment situated close to Southampton City Centre and all that it has to offer. The hub of the apartment is an open plan living room with kitchen area along with dining and sitting areas. This room benefits from doors that open onto a large balcony that provides wonderful views over the River Itchen. In addition there is a bedroom with an en suite shower room and a further bedroom and separate bathroom. The apartment also benefits from secure parking with No.43 benefitting from an allocated space.

ACCOMMODATION

Communal Entrance Hall:

Stairs and lift to all floors, access to car park.

Entrance Hall:

Wall mounted security entry system, built in coats cupboard, large built in cupboard housing water tank, electric meter, fuse box and storage space.

Living Room:

24'1" x 13'6" (7.34m x 4.11m) A stunning room with fantastic views over the River Itchen and split into three distinct areas, comprising of kitchen, dining area and sitting area. Built in oven, built in induction hob, integrated extractor hood, integrated dishwasher, integrated fridge/freezer, space for table and chairs, space for sofas. Doors opening onto balcony which runs the length of the living area and provides superb views over the water.

Bedroom 1:

13' max x 10'5" (3.96m max x 3.18m)

En-suite:

6'6" x 5'6" (1.98m x 1.68m) White suite with chrome fittings, comprising shower cubicle, wash hand basin, WC.

Bedroom 2:

13' x 10'2" (3.96m x 3.10m)

Bathroom:

8'2" x 6'6" (2.49m x 1.98m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash hand basin, WC.

Parking:

There is a secure parking area and number 43 benefits from an allocated space.

OTHER INFORMATION

Approximate Age:

2020's

Approximate Area:

76sqm/819sqft

Management:

Fully managed

Availability:

September 2026

Furnished/Unfurnished:

Furnished

Deposit:

Security Deposit: £2076.00

Holding deposit: £415.38

Heating:

Electric

Windows:

UPVC double glazed windows

Schools:

Please note that some schools who are their own admission authority (Academies, Voluntary Aided, Foundation and Trusts schools) have chosen not to have a catchment area for school admission purposes. This means some home addresses may not be in the catchment area for any school. Parents should refer to the school's admission policy to see how places are allocated.

Council Tax:

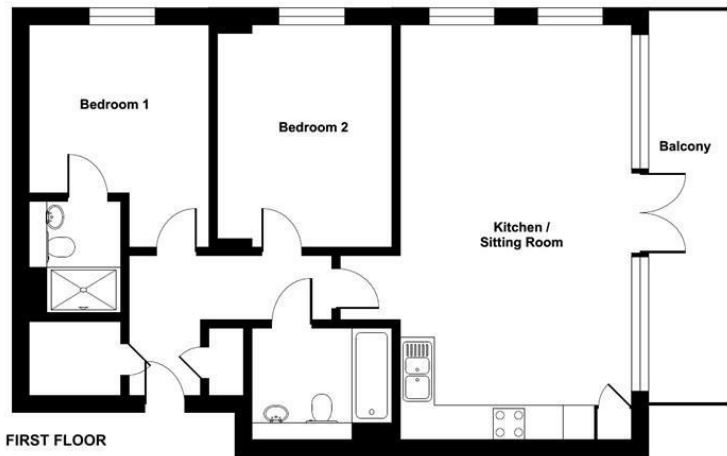
Band B

Local Council:

Southampton City Council - 02380 833000



First Floor = 819 sq ft / 76 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022.
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